



NEARBY RETAILERS



RETAIL FOR LEASE

- Located in National Landing, a mixed-use development of 5,000 housing units, 3 Million SF of office, retail and hotel.
- 2,600 residential units within walking distance.
- Transit stop located at site.
- 1.8 miles away from Amazon HQ2.
- 22 dedicated parking spaces.

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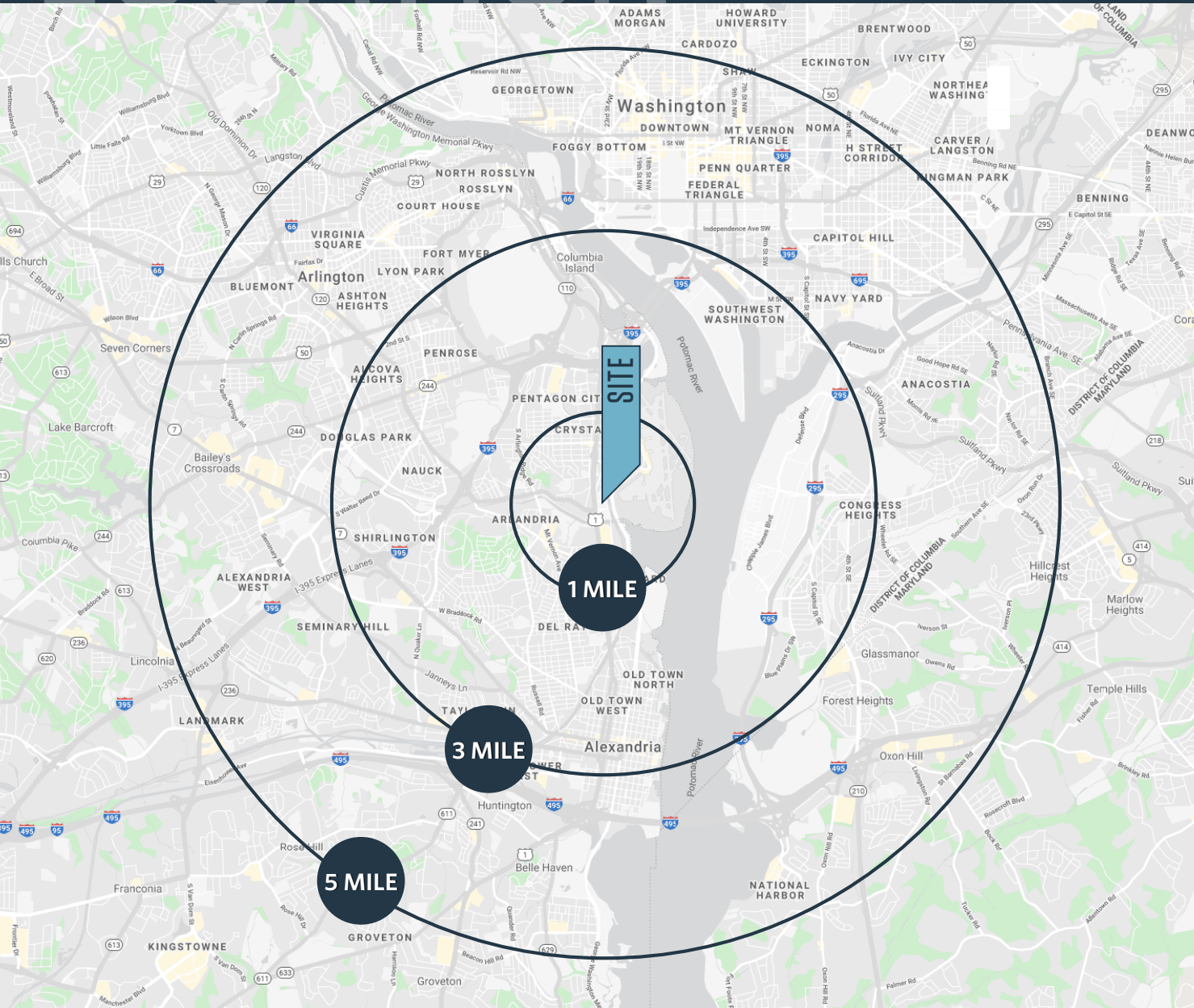
ALEX WILLNER

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LOCATION

POTOMAC YARD CAMDEN

3535 BALL STREET, ARLINGTON, VA 22202, ARLINGTON COUNTY



AVAILABLE SPACE:

SIZE	RATE	CONDITION	DELIVERY
2,344 SF	\$43.00 PSF NNN	VANILLA SHELL (FORMER URGENT CARE)	IMMEDIATE

*NNN are estimated to be \$9.86 PSF

DEMOGRAPHICS | 2021:

1-MILE	3-MILE	5-MILE
Population		
23,295	187,794	700,059
Daytime Population		
23,114	143,832	828,510
Households		
11,164	90,887	328,239
Average HH Income		
\$149,856	\$150,618	\$143,203

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2019:

Route 1	39,000 ADT
S Glebe Road	24,000 ADT

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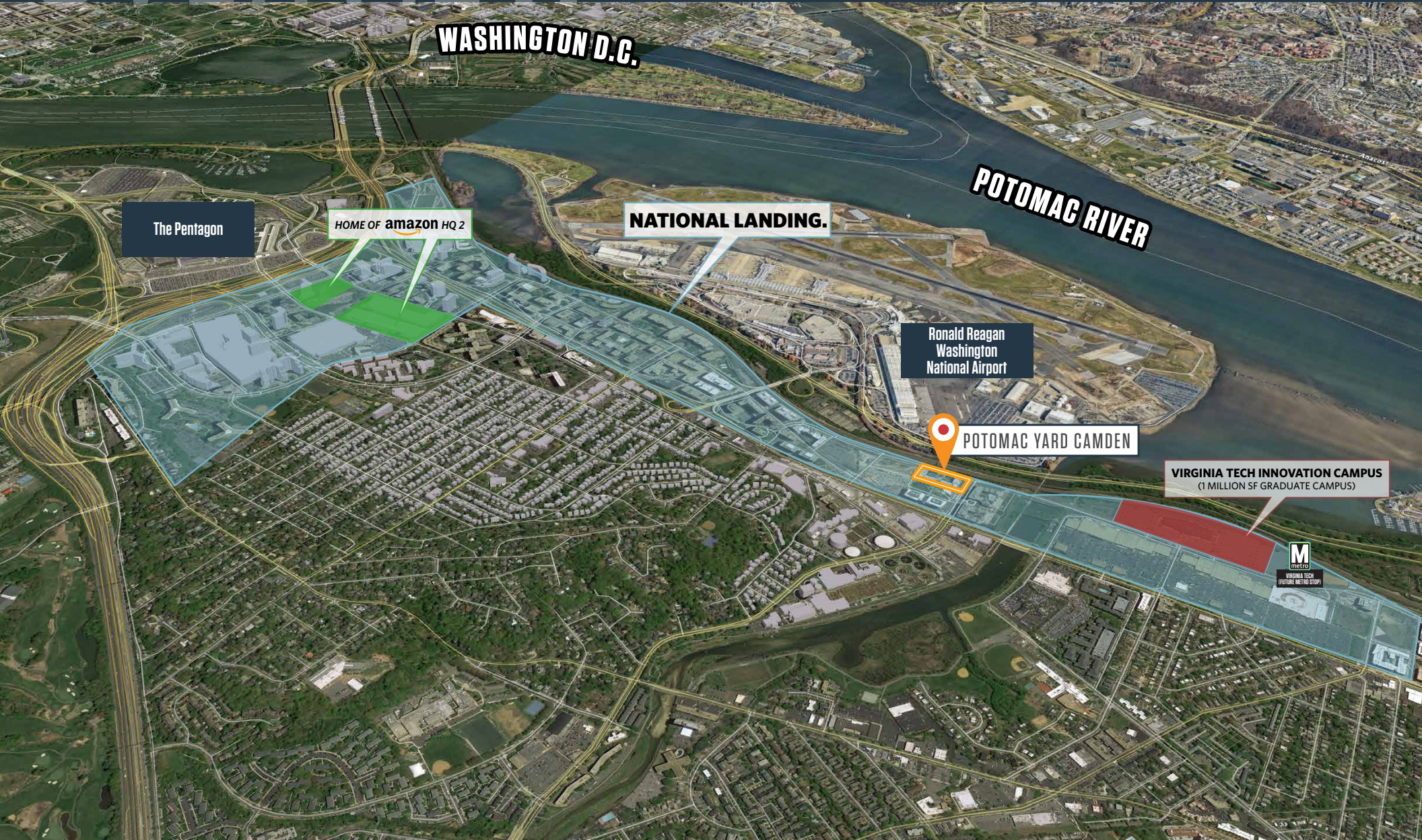
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OVERVIEW

POTOMAC YARD CAMDEN

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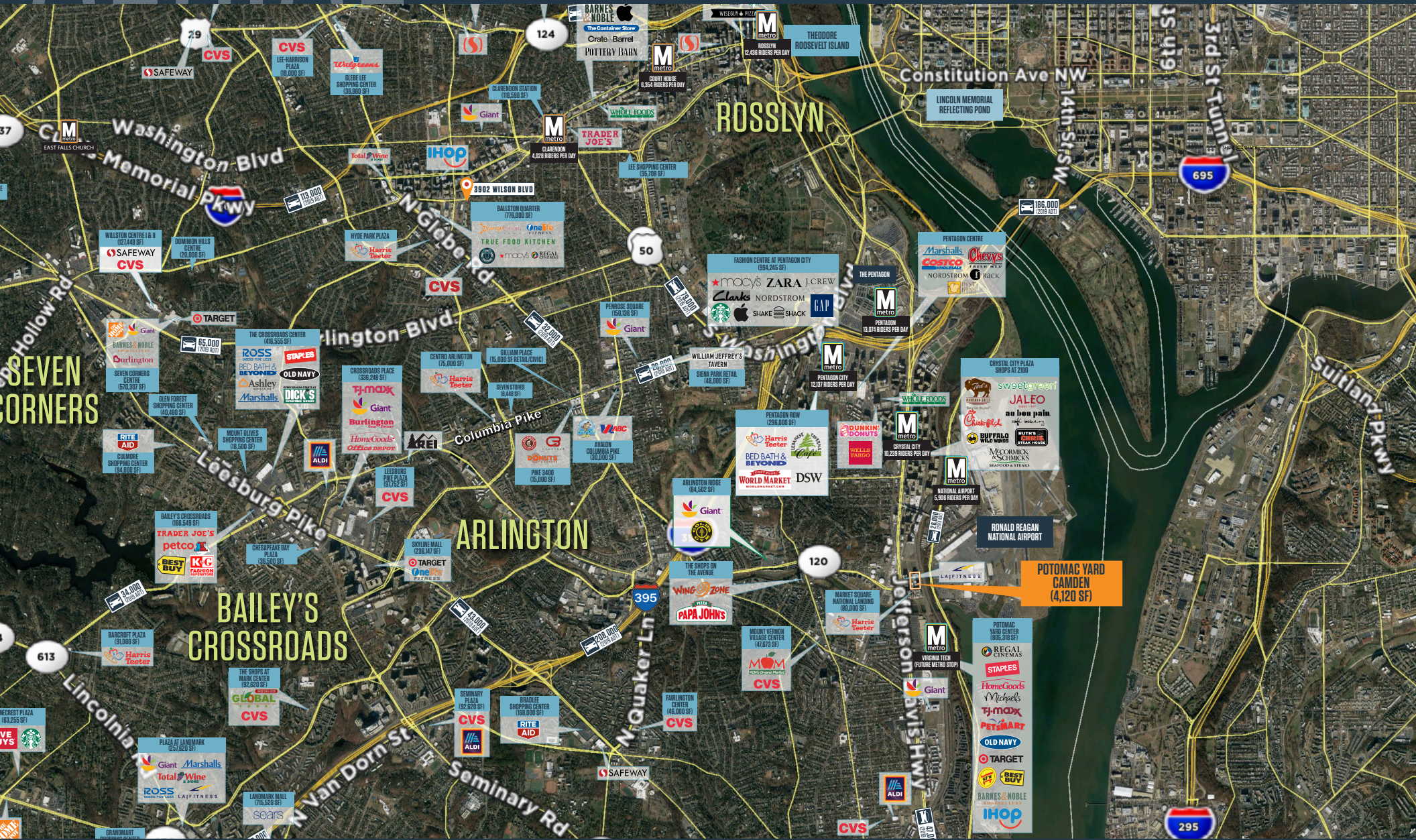
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AERIAL

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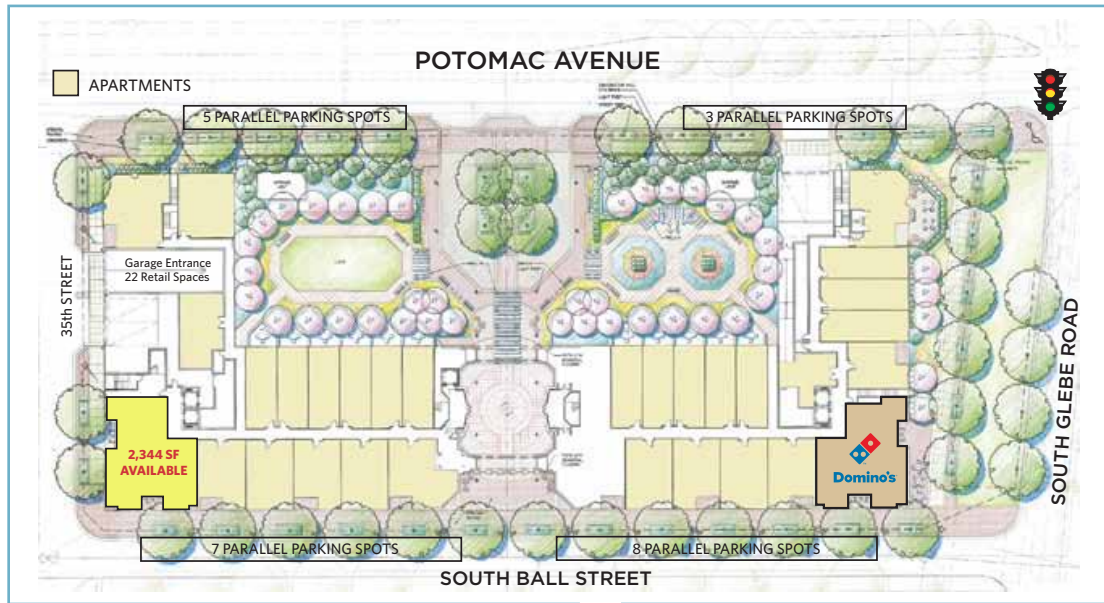
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OVERVIEW

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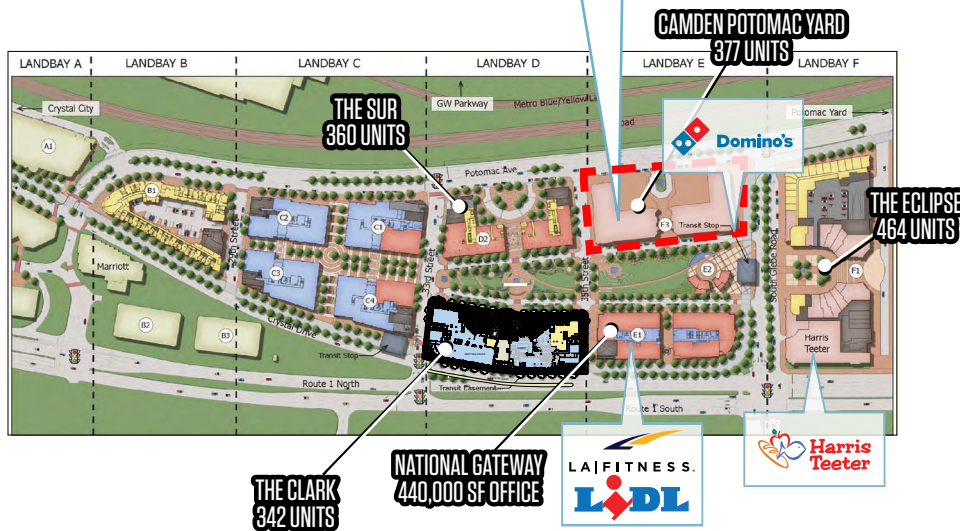
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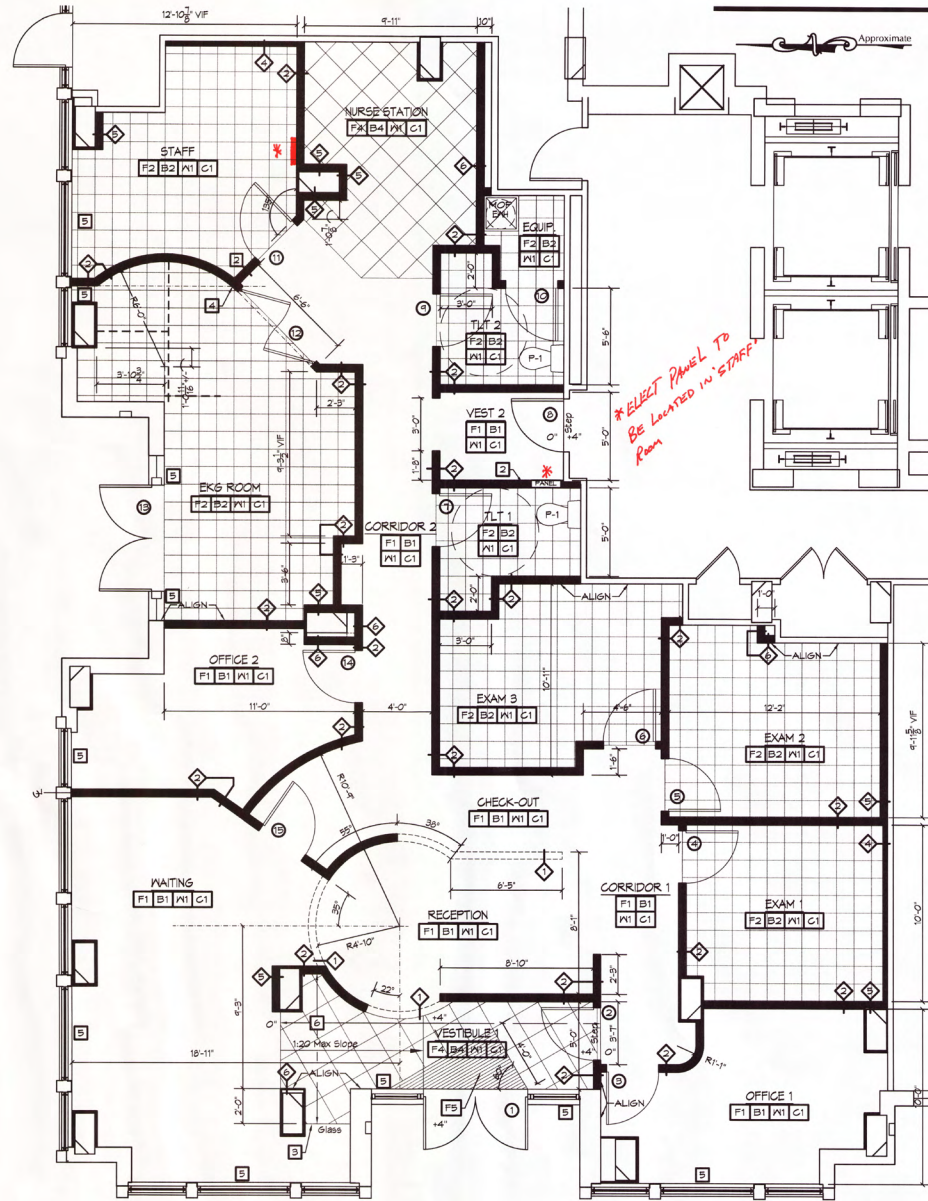
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FLOOR PLAN

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FOR MORE INFORMATION, PLEASE CONTACT:

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